

of renewing this Lease for a period of three years, commencing January 1, 1964, and ending on December 31, 1966, at a rental of Seven Hundred and no/100 (\$700.00) Dollars per month, provided that the Tenant shall give notice in writing to the Landlords of its intention to renew such option on or before November 1, 1963.

6. It is further understood and agreed that the Tenant shall have the further option of renewing this Lease for an additional three-year period, at a monthly rental of Six Hundred and no/100 (\$600.00) Dollars, commencing January 1, 1967, and ending December 31, 1969, provided that the Tenant shall give notice of its election to exercise this option, in writing, on or before November 1, 1966.

7. It is further understood and agreed that in the event the Tenant does not exercise its option to renew this Lease for the period commencing January 1, 1964, the Tenant shall pay the sum of Four Thousand and no/100 (\$4000.00) Dollars to the Landlords before the premises are vacated. Such sum of Four Thousand and no/100 (\$4000.00) Dollars shall be considered additional rental due for the original term of the Lease, but should the Tenant exercise its option to renew the Lease for the additional three-year period, commencing January 1, 1964, then in such event the Tenant shall not be liable to pay the Landlords the said sum of Four Thousand and no/100 (\$4000.00) Dollars but shall continue to pay the monthly rental of Seven Hundred and no/100 (\$700.00) Dollars.

8. The Landlords covenant and agree to keep in good repair the roof, outer walls and down spouts of said building. The roof, outer walls and down spouts are considered sound as of this date. The Landlords shall not be liable for any damages from leaks or from the condition of the roof, outer walls and down spouts unless such damages are due to the Landlords' negligence after written notice from the Tenant and a reasonable time to repair such

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